

PB# 01-31

**Highview Estates
(Sub.)**

62-3-4

Approved 7-6-01

5/31
Have to have for
approval.

Map Number

145-01

City

Town

Village

[]

[X]

[]

New Windsor

Section

62

Block

3

Lot

4

Title:

Highview Estates of Orange County Inc

Dated:

4/4/01 Rev.

Filed

7/4/01

Approved by

James Bresmer

on

7/9/01

Record Owner

Highview Estates of Orange County Inc

2 Pages

DONNA L. BENSON
Orange County Clerk

P.B. #01-31
Approval fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#636-2001

07/06/2001

Estates, Highview

Received \$260.00 for Planning Board Fees on 07/06/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON
APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	ONE LOT REC. FEE	CHG	500.00		
07/05/2001	REC. CK. #6223	PAID		500.00	
			-----	-----	-----
		TOTAL:	500.00	500.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISION

APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/06/2001	PLANS STAMPED	APPROVED
04/11/2001	P.B. APPEARANCE	LA:ND WVE PH APP/CON . NEED APPROVAL FROM CAMO - NEED LETTER OF APPROVAL FROM . OPERATOR OF WATER SYSTEM - ADDRESS MARK'S COMMENTS OF
04/04/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON
APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/06/2001	EAF SUBMITTED	04/06/2001	WITH APPLIC
ORIG	04/06/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/06/2001	LEAD AGENCY DECLARED	04/11/2001	TOOK LA
ORIG	04/06/2001	DECLARATION (POS/NEG)	04/11/2001	DECL NEG DEC
ORIG	04/06/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/06/2001	PUBLIC HEARING HELD	/ /	
ORIG	04/06/2001	WAIVE PUBLIC HEARING	04/11/2001	WAIVE PH
ORIG	04/06/2001	AGRICULTURAL NOTICES	/ /	
ORIG	04/06/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON

APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/06/2001	MUNICIPAL HIGHWAY	04/11/2001	APPROVED
ORIG	04/06/2001	MUNICIPAL WATER	04/09/2001	APPROVED
ORIG	04/06/2001	MUNICIPAL SEWER	/ /	
ORIG	04/06/2001	MUNICIPAL FIRE	04/06/2001	APPROVED
ORIG	04/06/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/05/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON
APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/06/2001	REC. CK. #6004	PAID		300.00	
04/11/2001	P.B. ATTY. FEE	CHG	35.00		
04/11/2001	P.B. MINUTES	CHG	22.50		
07/05/2001	P.B. ENG. FEE	CHG	127.50		
07/05/2001	RET. TO APPLICANT	CHG	115.00		
		TOTAL:	300.00	300.00	0.00

7/6/01
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON

APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	SUB. APPROVAL FEE	CHG	260.00		
07/05/2001	REC. CK. #6222	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 (e)

RECREATION FEES:

___ LOTS @ \$500.00 PER LOT\$ 500.00 (1)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)

AS OF 07/05/2001

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 17-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK 1 31

FOR WORK DONE PRIOR TO 07/05/2001

TASK NO	JOB	DATE	TRAN	EMH	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
1 31	180211	04/04/01	TIME	MJE	WS HIGHVIEW	85.00	0.40	34.00			
1 31	180293	04/10/01	TIME	MJE	MC HIGHVIEW	85.00	0.50	42.50			
1 31	181425	04/11/01	TIME	MJE	MM Highview Cond S/P AP	85.00	0.10	8.50			
								85.00			
1 31	180528	05/29/01			BILL 01 583					85.00	
										85.00	
1 31	187308	07/05/01	TIME	MJE	MC Highview closeout	85.00	0.50	42.50			
TASK TOTAL								127.50	0.00	85.00	42.50
GRAND TOTAL								127.50	0.00	85.00	42.50

TOTAL P.02



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@pld.net

MEMORANDUM


(via fax)

5 July 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: HIGHVIEW ESTATES SUBDIVISION
NWPB APP. NO. 01-31



I have reviewed the plan with received date "May 29 2001" for the subject application.

The plans have been revised in response to my comments and I have no objection to plans as currently submitted.

Please insure that there is something on record in your file from the sewer dept indicating available service and their approval. I have the letter from the BDI.WC, which should suffice.

My printout of fees is attached.

Call if you have any questions.

REGULAR ITEMS:

HIGHVIEW ESTATES

Mr. Dan Yanosh appeared before the board for this proposal.

MR. PETRO: For 2 lot residential subdivision for single family dwelling.

MR. YANOSH: Beaver Dam Lake. Linden Avenue is in the R-4 zone, they have a building permit now and house is being constructed on lot number one, zoning is 15,000 square feet, lot number 1 will be 20,490 and the other is 18,750, serviced by Town sewer and private water system from Beaver Dam Lake. One of Mark's comments was a letter from the water company allowing us to locate and we've got that.

MR. PETRO: You meet all zoning regulations I see that.

MR. YANOSH: Correct.

MR. PETRO: What about the driveway, what's he say about that? We have highway approved on 4/11/01, fire approval on 4/6/2001.

MR. LANDER: Now the house that's under construction that was, when was the house started, and when was the approval given on that lot or has it been, the lot has been under existence for--

MR. BABCOCK: This whole area, these two lots were one lot, is one lot right now, they applied for a building permit which is, you know, and they built on the--

MR. PETRO: Anticipation of doing what they're doing.

MR. BABCOCK: Right, exactly.

MR. PETRO: With regard to individual sanitary pump ejector stations, please note the following. Mark, do you want to go over that? Any planning board issues there?

MR. EDSALL: Just notes, I suggest notes added to the plan, there's nothing wrong, just that we want to make it clear that they're absolutely private and that the Town does not maintain those and there's a couple corrections that I would suggest be made to the plan, nothing significant.

MR. PETRO: Why is the water service going across lot 1, are you going to continue it from somewhere?

MR. YANOSH: I found out today Mr. Biagini stopped in, I didn't know until tonight, there's a water service that goes in the back, they're going to contact the water company to service these guys and we're going to tap in this way. They did put a new water line down through here last fall or last summer and we were going to tap in. If that wasn't there or big enough, we were going to tap in but--

MR. PETRO: But you're still crossing lot 1 so you still need the easement.

MR. YANOSH: Yes, when they put the water line in here is right on the property line and giving them an easement.

MR. PETRO: Right now, both lots are owned by the same owner?

MR. YANOSH: It's one lot right now.

MR. PETRO: So it seems to me that he would grant himself an easement.

MR. YANOSH: Yes. No problem.

MR. PETRO: Motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant lead agency to the Highview Estates minor subdivision on Linden Avenue.

Is there any further discussion from the board members?
If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO Is there sewer here?

MR. YANOSH: In the street.

MR. ARGENIO: If you have a pump, Mark, 3E, automatic alternation of those pumps, that's of no consequence to us, is it?

MR. EDSALL: Well, it's one of the standards that the Town has set, if they're in there, they should alternate as an option, a lot of people don't put in two, but they provide a spare pump to the owner when they move in, say if a plumber needs to replace it, it's there already, but it's kind of a standard that the Town has set up.

MR. ARGENIO: If there's two pumps in the pit, they have to have automatic alternation?

MR. EDSALL: Yes, if they have one, they have to provide a spare pump.

MR. YANOSH: Every other time it pumps every other one.

MR. EDSALL: Even though they're private, we set some standards so the homeowners are somewhat protected, that they'd have a reliable system, if it isn't correct, they'll call the Town and complain anyway.

MR. PETRO: Public hearing, gentlemen? I don't know how this differs from the first one or if it does.

MR. ARGENIO: I would say it does and it differs in the sense that the other one is located in an area where all the water from those roads ends up right down in

front of those people's property, that's my opinion.

MR. PETRO: I respect your opinion. Motion to waive the public hearing?

MR. KARNAVEZOS: I'll make that motion.

MR. LANDER: These lots directly behind these are all houses that are, we have houses on every one of these lots?

MR. YANOSH: Yes.

MR. LANDER: Look at the lot, Kane is on here, Kane owns both the lots.

MR. ARGENIO: There's homes on the two lots of Kane?

MR. YANOSH: I don't know for sure.

MR. PETRO: My opinion, we have a motion before the board, my opinion one lot subdivision, we don't--

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Highview Estates subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. YANOSH: Is there away for final subject to?

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Highview Estates subdivision Beaver Dam Lake. Have anything else to add? Comments? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Anybody see any reason to hold this up, other than the couple subject-to's which is what Ron said about the water easement and few notes added to the plan that Mark's requesting? If not, I'll entertain a motion for final approval.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Planning Board grant final approval with the two subject-to's that have been written in twice already. Is there any further comments from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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Suite #202
New Windsor, New York 17
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
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Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpea@ptd.net

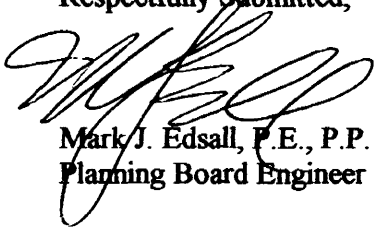
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HIGHVIEW ESTATES MINOR SUBDIVISION
PROJECT LOCATION: LINDEN AVENUE (BEAVER DAM LAKE AREA)
SECTION 62 – BLOCK 3 – LOT 4
PROJECT NUMBER: 01-31
DATE: 11 APRIL 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 0.9 +/-
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY LOTS. THE PLAN IS
BEING REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-4 Zoning District of the Town. The “required” bulk information shown on the plan is correct for the zone and use. The “provided” values on the plan indicate compliance for all requirements.
2. The application is based on the availability to connect to the Town sewer and to the private water system in the area. We should have a response on file from the Town Sewer Dept., and we should have the applicant obtain a letter from the operator of the water system indicating they will provide service, have adequate capacity and is approved by the OCDOH for additional connections.
3. With regard to the individual sanitary pump ejector stations, please note the following:
 - a. The applicant should be aware that the individual grinder pump stations will be private and will not be maintained by the Town.
 - b. The pump wet well should be sized to provide a minimum capacity of 24 hours in the event of a power failure.
 - c. A high level alarm should be installed in the garage of each residence. The plan note currently states the alarm will be in the “store”?
 - d. The plan indicates a Bilco hatch at the top of the wet well. Perhaps a manhole cover would be more appropriate (and less costly).
 - e. The plans note that two pumps are in each station. Will these be automatic alternation?

4. The applicant should insure that the deed for Lot #1 has the easement included for the water service to Lot #2.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
7. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-31-11Apr01.doc

Daniel P. Yanosh

LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

May 18, 2001

Mark J. Edsall, P.E.
Town of New Windsor Planning Brd.
555 Union Avenue
New Windsor, NY 12553

Re: Highview Estates Subdivision
Section 62, Block 3, Lot 4

Dear Mr. Edsall:

Enclosed please find prints of the proposed 2 lot subdivision for Highview Estates located on Linden Avenue. The following revisions have been made as per your comment letter dated April 11, 2001.


1. No comment needed.
2. The Beaver Dam Lake Water Corporation has agreed to provide water service for both homes. Their requirements have been added to sheet #2 of the plans. See enclosed letter.
3. With regard to the individual sanitary pump ejector stations:
 - a. The applicant is aware that the individual grinder pump stations will be private and will not be maintained by the Town.
 - b. The pump wet well has been sized to provide a minimum capacity of 24 hours in the event of a power failure.
 - c. A high level alarm will be installed in the garage of each residence.
 - d. The plan has been revised to show a manhole cover at the top of the wet well.
 - e. A single pump is shown for each station with a shutoff valve on the discharge line.
4. The deed for Lot #1 will include the easement for the water service to Lot #2 and will be filed simultaneously with the subdivision map.
5. The Planning Board assumed the position of Lead Agency at the last meeting.
6. The Planning Board determined a negative declaration at the last meeting.

Page 2

7. The Planning Board determined that a Public Hearing will not be necessary.

If you have any questions please call my office at any time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Yarnosh', written over the printed name.

Daniel P. Yarnosh, L.L.S.

L2118

Beaver Dam Lake Water Corporation

P.O. Box 407
Salisbury Mills
New York 12577
845-497-1300
BeaverDamLake@aol.com

Highview Estates of Orange County
PO Box 286
Salisbury Mills NY 12577

April 25, 2001

Mr. Biangini:

We are in receipt of your letter dated March 12, 2001 requesting water service for two homes to be constructed on Lynden Ave. This will confirm that the Beaver Dam Lake Water Corporation (hereinafter referred to as BDLWC) agrees to provide water service for both homes, provided your company agrees to the following conditions:

1. You shall replace the existing undersize branch main located at Lynden Ave at the rear west of the property line of Lots 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 of Block 21, Section 1, Beaver Dam Lake map of land of Henry Powell Ramsdell. Please note that the BDLWC has a 5' right-of-way along the route of this water main.
2. If the existing tap of the new 4" plastic main is less than 2" you will be required to make a new connection under the direction of Robert Roth, our Operating Superintendent.
3. You will use galvanized pipe for the new 2" main.
4. A 2" "curb cock" style branch main valve must be installed.
5. 2 x 3/4" galvanized tees must be used for all house service connections.
6. A 3/4" "tapping" style cock shall be inserted in the tee, then a 6" nipple and a curb cock with extension and an Erie curb cock box shall be installed for each house service connection along the way. The existing homes along the line must be reconnected to the 3/4" curb cock.
7. The two new homes to be serviced must be connected with the 3/4" type "k tubing" installed to the houses.

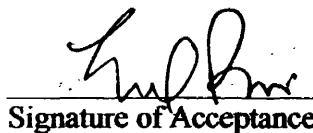
8. Each new home shall have a 3/4" gate or ball type valve using a flare connection within the wall.
9. There are to be no solder joints underground, only water works type connections— screw, flare, rubber compression.
10. All work must be inspected at critical intervals by the BDLWC Operating Superintendent Robert Roth and his approval must be received before back filling.
11. The branch main must be system pressure tested and sanitized with chlorine.
12. All pipe depth must be 48" with 12" of gravel under the pipe and 6" above. Toning tape must be installed 12" above the main.
13. An inspection fee of \$350 is required and you must submit an application for the second property.

If these conditions are acceptable, please sign your acceptance below and provide the BDLWC with a check in the amount of \$350.00. We will then provide you with the necessary documentation to confirm water service.

Sincerely,



Christopher Sherwood
President, Beaver Dam Lake Water Corporation


Signature of Acceptance

5/1/01
Date

Pres.
Title of Signatory

RESULTS OF P.B. MEETING OF: April 11, 2001

PROJECT: Highview Estates

P.B.# 01-31

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) K VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES ☒ NO__

M) N S) A VOTE: A 4 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) K S) A VOTE: A 4 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M) A S) K VOTE: A 4 N 0 APPROVED CONDITIONALLY: 4-11-2001

NEED NEW PLANS: Y ☒ N__

DISCUSSION/APPROVAL CONDITIONS:

Need approval from Camo

Need letter of approval from operator of Water System

Address Mark's comments

P. B. # 01-31

Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

**RECEIPT
#304-2001**

04/06/2001

Estates, Highview

Received \$ 50.00 for Planning Board Fees, on 04/06/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/06/2001

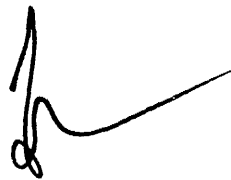
PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-31

NAME: HIGHVIEW ESTATES OF ORANGE COUNTY SUBDIVISON
APPLICANT: HIGHVIEW ESTATES OF ORANGE COUNTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/06/2001	REC. CK. #6004	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-31

DATE PLAN RECEIVED:

RECEIVED

APR - 6 2001

RECEIVED

APR 06 2001

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

Henry Kuhl 4/19/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 6, 2001

SUBJECT: Highview Estates

Planning Board Reference Number: PB-01-31

Dated: 6 April 2001

Fire Prevention Reference Number: FPS-01-019

A review of the above referenced subject subdivision plan was conducted on 6 April 2001.

This subdivision plan is acceptable.

Plans Dated: 4 April 2001 Revision 1.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-31**

DATE PLAN RECEIVED: _____
RECEIVED
APR - 6 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Highview Est. _____ has been

reviewed by me and is approved L _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area _____

HIGHWAY SUPERINTENDENT _____ DATE _____

John D. D. _____ 4-9-01
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 4 April 01 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Fill App

PROJECT NAME: Hybriem Estates

PROJECT STATUS: NEW X OLD -

REPRESENTATIVE PRESENT: Dan Y.

MUNIC REPS PRESENT: BLDG INSP. -
FIRE INSP. X
ENGINEER X
PLANNER -
P/B CHMN. -
OTHER (Specify) -

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Linden Ave BDL R-4 not R-1
verify if water is avail (private water system)
for coverage 35/min in 1000/dont 30
Heavy Sept
sewer review
rest areas.
detail sheet

next avail agenda
after app.

CLOSING STATUS

Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJ98



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 62 Block 3 Lot 4

1. Name of Project SURVEY - 2 LOT SUBDIVISION - LAMDS OF HIGHVIEW ESTATES OF ORANGE COUNTY
2. Owner of Record HIGHVIEW ESTATES OF ORANGE CO. Phone 496 9129
Address: P.O. Box 286, SALESBURY MILLS NY 12577
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant SAME Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan DANIEL P. YAMOSH Phone 361-4700
Address: P.O. Box 320, CIRCLEVILLE NY 10919
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney NONE Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
DANIEL P. YAMOSH 361-4700
(Name) (Phone)
7. Project Location:
On the WEST side of LINDEN AVENUE 300 feet
(Direction) (Street) (No.)
WEST of MAPLE AVENUE
(Direction) (Street)
8. Project Data: Acreage 0.90 AC Zone R-1 School Dist. WASHTAHTOWNVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) 2 LOT RESIDENTIAL
SUBDIVISION - 0.43 AND 0.47 ACRE LOTS

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

21st DAY OF MARCH 2001


APPLICANT'S SIGNATURE


NOTARY PUBLIC

Ann Marie Bateman
Notary Public #4518399
Orange County, State of NY

Please Print Applicant's Name as Signed

***** Commission Expires 4-30-2002 *****

TOWN USE ONLY:

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DATE APPLICATION RECEIVED

01-31
APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. NONE Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NONE Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.

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19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. X Include existing or proposed easements.
21. X Right-of-way widths.
22. MIA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. X Show any existing waterways.
- *26. MIA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. MIA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. MIA Provide "septic" system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. MIA Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. MIA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. MIA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  3/14/2001
Licensed Professional Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

EDWARD BIAVINI - PRESIDENT
HIGHVIEW ESTATES OF FORT MONMOUTH COUNTY, deposes and says that he resides
(OWNER)

at P.O. BOX 286 SALISBURY MILLS in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 62 Block 3 Lot 4) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

DANIEL P. YAROSL L.L.S.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3/21/01

[Signature]

Witness' Signature

[Signature]

Owner's Signature

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

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**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>HIGHWAY 2 ESTATES OF ORANGE COUNTY</u>	2. PROJECT NAME <u>SURVEY - 2 LOT SUBDIVISION</u> <u>LANDS OF HIGHWAY 2 ESTATES OF ORANGE CO.</u>
3. PROJECT LOCATION: Municipality <u>TP NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF LINDEN AVENUE - 300FT WEST OF</u> <u>MAPLE AVENUE</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>2 LOT RESIDENTIAL SUBDIVISION</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.90E</u> acres Ultimately <u>0.90E</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>DANIEL P. YAMOSA LLC</u>	Date: <u>3/14/2001</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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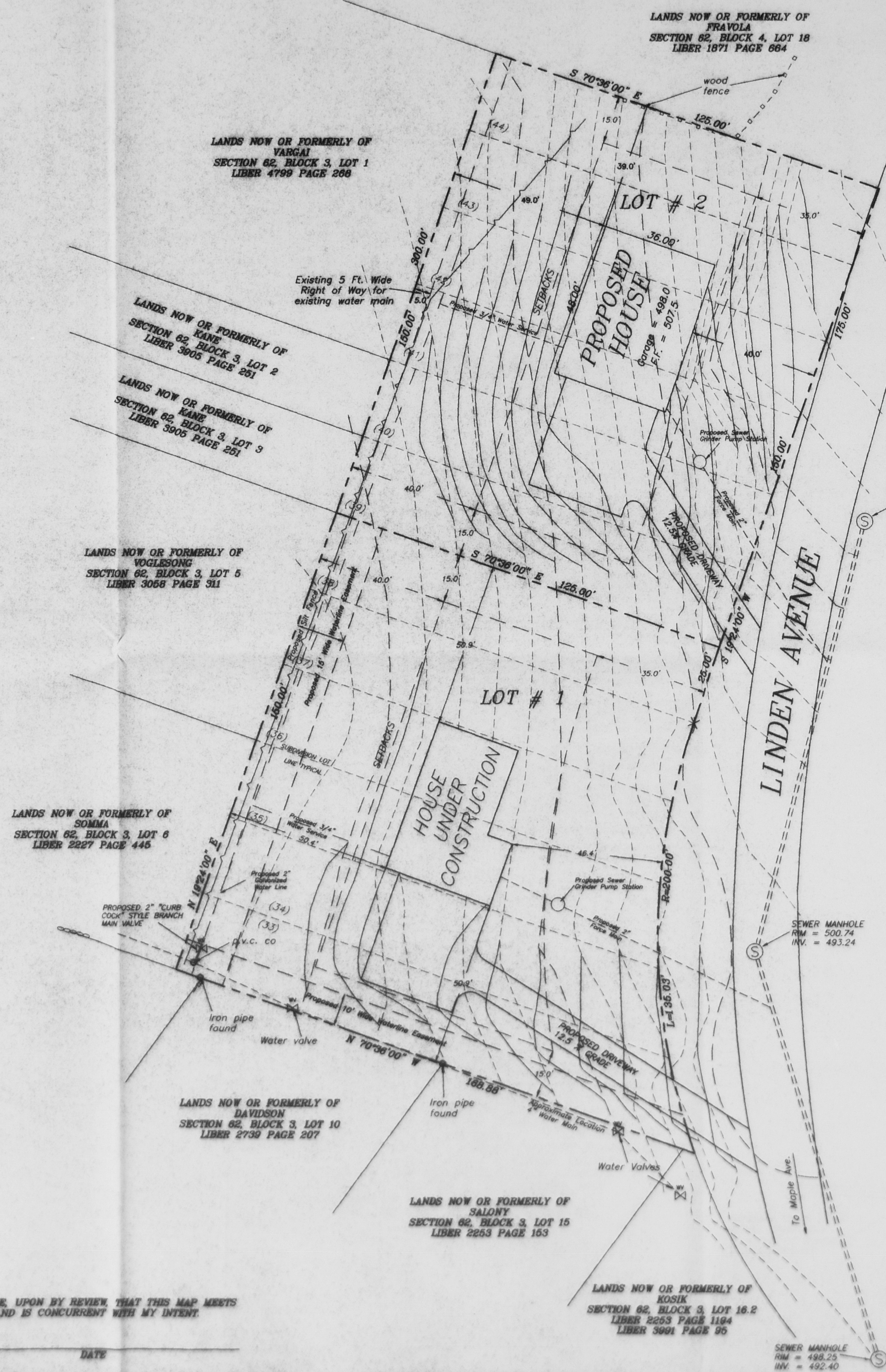
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?		If yes, coordinate the review process and use the FULL EAF.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?		
If No, a negative declaration may be superseded by another involved agency.		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)		
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:		
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:		
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:		
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:		
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.		
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.		
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.		
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, explain briefly

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Date _____

APR - 6 2001

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LOCATION MAP SCALE: 1" = 400'±

ZONING REGULATIONS

ZONE: R-4 RURAL RESIDENTIAL
ONE FAMILY DETACHED DWELLING

MINIMUM REQUIREMENTS:	LOT # 1	LOT # 2
LOT AREA.....	20,490 SQ. FT.	18,750 SQ. FT.
NET AREA.....	15,000 sq. ft.	18,750 SQ. FT.
LOT WIDTH.....	150.00 FT.	150.00 FT.
FRONT YARD.....	48.4 FT.	40 FT.
ONE SIDE YARD.....	50.9 FT.	39 FT.
BOTH SIDE YARDS.....	101.8 FT.	111.00 FT.
REAR YARD.....	50.4 FT.	49.00 FT.
STREET FRONTAGE.....	160.03 FT.	150 FT.
LIVABLE FLOOR AREA.....	1,000 Sq. Ft.	1728 Sq. Ft.
MAXIMUM BUILDING HEIGHT.....	35 FT.	24 FT.
DEVELOPMENT COVERAGE.....	30%	8.8%

NOTES:

1. THE TOPOGRAPHY SHOWN WAS PRODUCED BY FIELD METHODS AND IS REFERENCED TO ASSUMED VERTICAL DATUM TAKEN FROM THE U.S.G.S. MAYBROOK QUADRANGLE.
2. REFERENCE BEING LOTS # 33-44 ON A MAP ENTITLED "BEAVER DAM LAKE - SECTION 1, MAP OF LANDS OF HENRY POWELL RAMSDALL", FILED IN THE ORANGE COUNTY CLERKS' OFFICE ON MAY 5, 1931 AS MAP # 1044.
3. LOTS ARE SERVICED BY TOWN OF NEW WINDSOR MUNICIPAL SEWER AND THE BEAVER DAM LAKE WATER CORPORATION.

LEGEND

	EXISTING 10 FT. CONTOUR
	EXISTING 2 FT. CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT FENCE

RECORD OWNER AND SUBDIVIDER:
HIGHVIEW ESTATES OF ORANGE COUNTY INC.
P.O. BOX 286
SALISBURY MILLS, NEW YORK 10940

TAX MAP DESIGNATION:
SECTION 62, BLOCK 3, LOT 4

DEED REFERENCE:
LIBER 1584 PAGE 112

AREA:
39,240 sq. ft. or 0.90 ± ACRES

PLANNING BOARD APPROVAL BLOCK

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

By: James Petro, Jr., Chairman

By: Janet Brown, Secretary

SURVEY NOTES:

1. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.
3. SUBJECT TO AN UP-TO-DATE ABSTRACT OF TITLE, SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.



REVISED: APRIL 4, 2001 - ZONING
MAY 17, 2001 - ENGINEERS' COMMENTS

DANIEL P. YANOSH N.Y.S. L.S.
2194 N.Y.S. ROUTE 302 - P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919
PHONE #: (845) 361 - 4700 FAX #: (845) 361 - 4722

SURVEY - 2 LOT SUBDIVISION

LANDS OF:	HIGHVIEW ESTATES OF ORANGE COUNTY, INC.	SHEET#
	LINDEN AVENUE, TOWN OF NEW WINDSOR COUNTY OF ORANGE, STATE OF NEW YORK	1 of 2
DRAWN BY:	CHECKED BY:	SCALE:
S.E.	D.P.Y.	1" = 20'
		DATE:
		2-26-01
		JOB#:
		2000-118

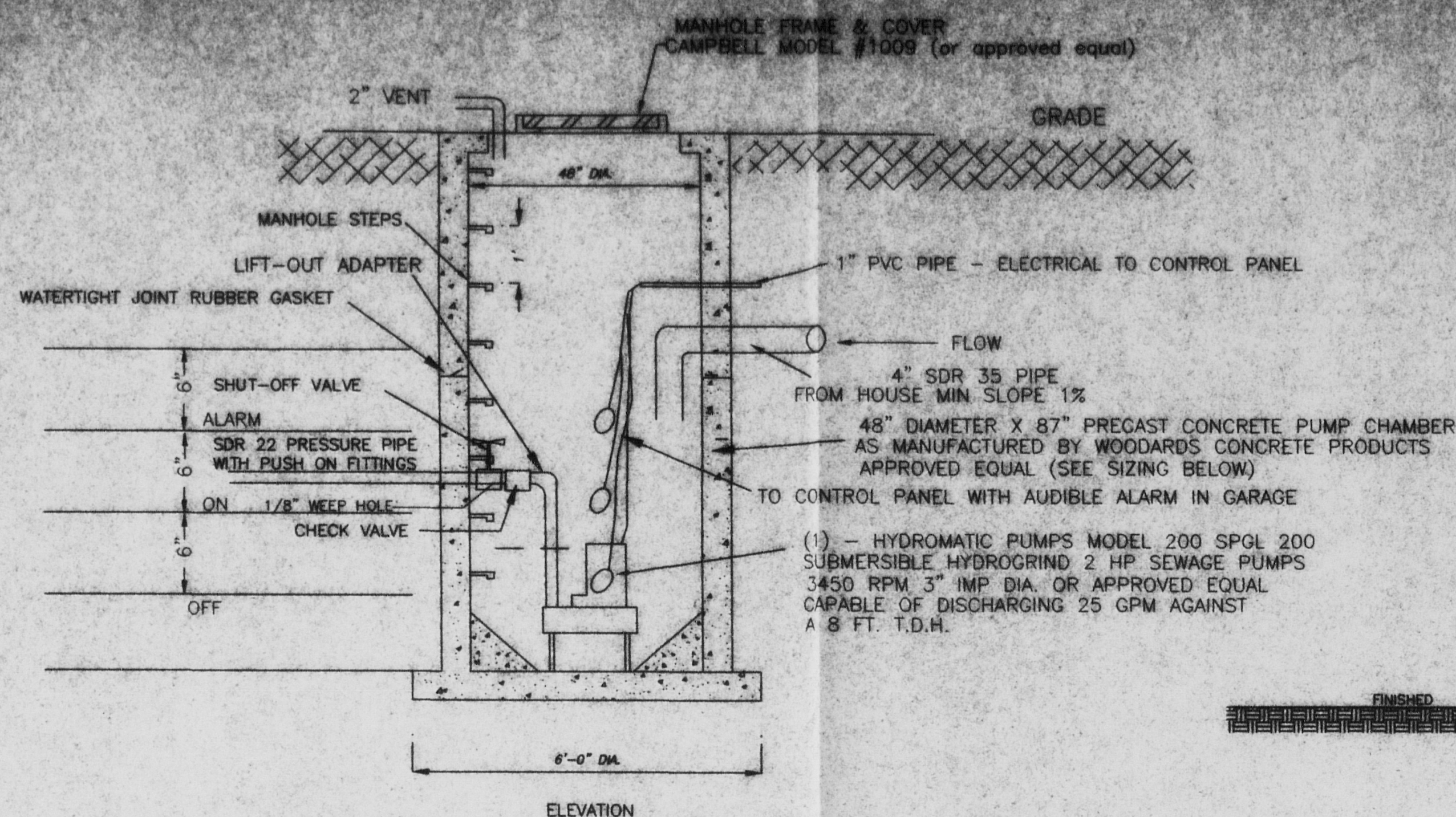
FEBRUARY 26, 2001
CERTIFIED TO:
HIGHVIEW ESTATES OF ORANGE COUNTY

TO BE A TRUE SURVEY PERFORMED IN THE
FIELD AND THAT IT IS TO THE BEST OF MY
KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH, L.S.
N.Y.S. LIC. # 10919

I HEREBY AGREE, UPON BY REVIEW, THAT THIS MAP MEETS
MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

OWNER _____ DATE _____

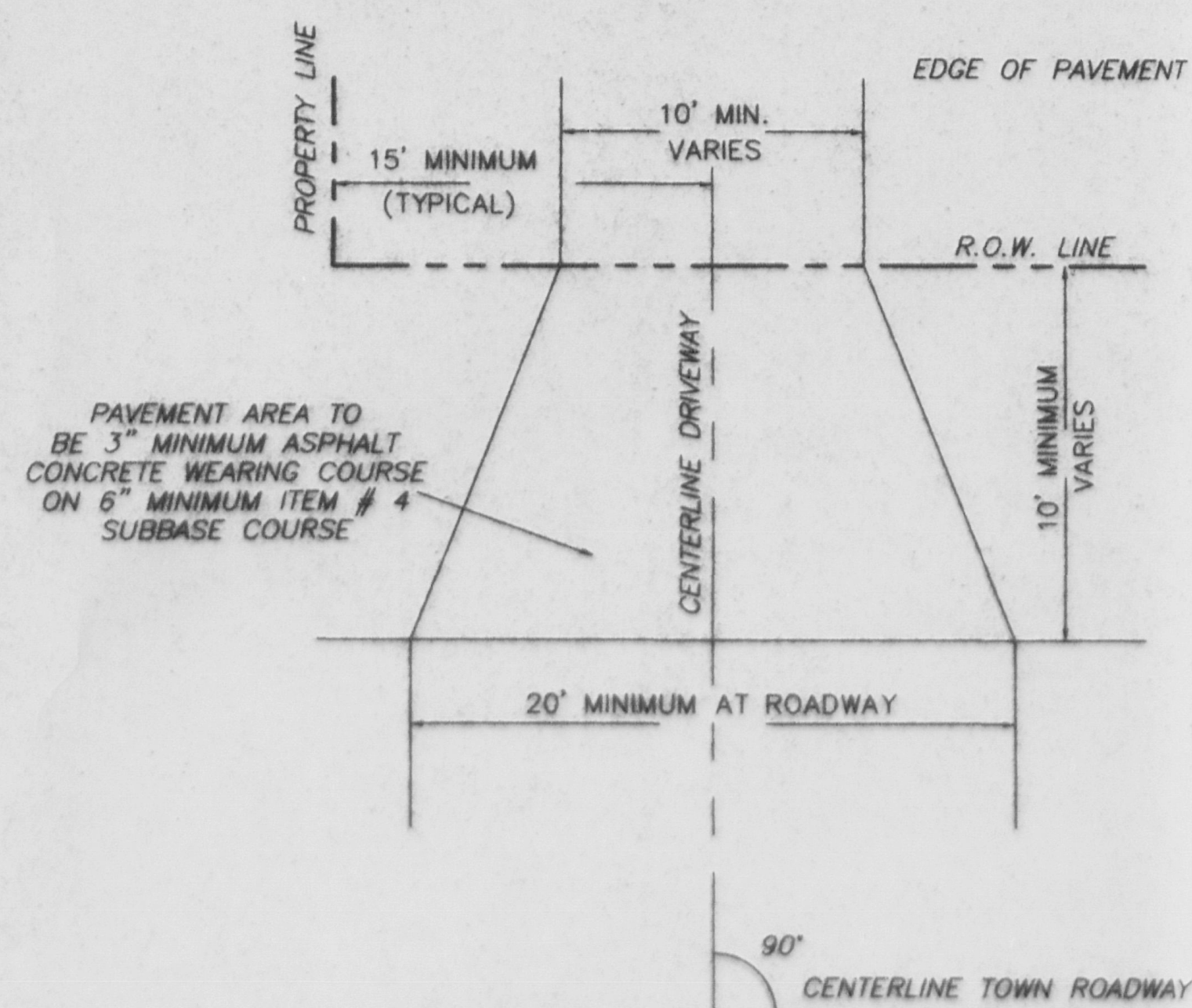


PUMP STATION DETAIL

NOT TO SCALE

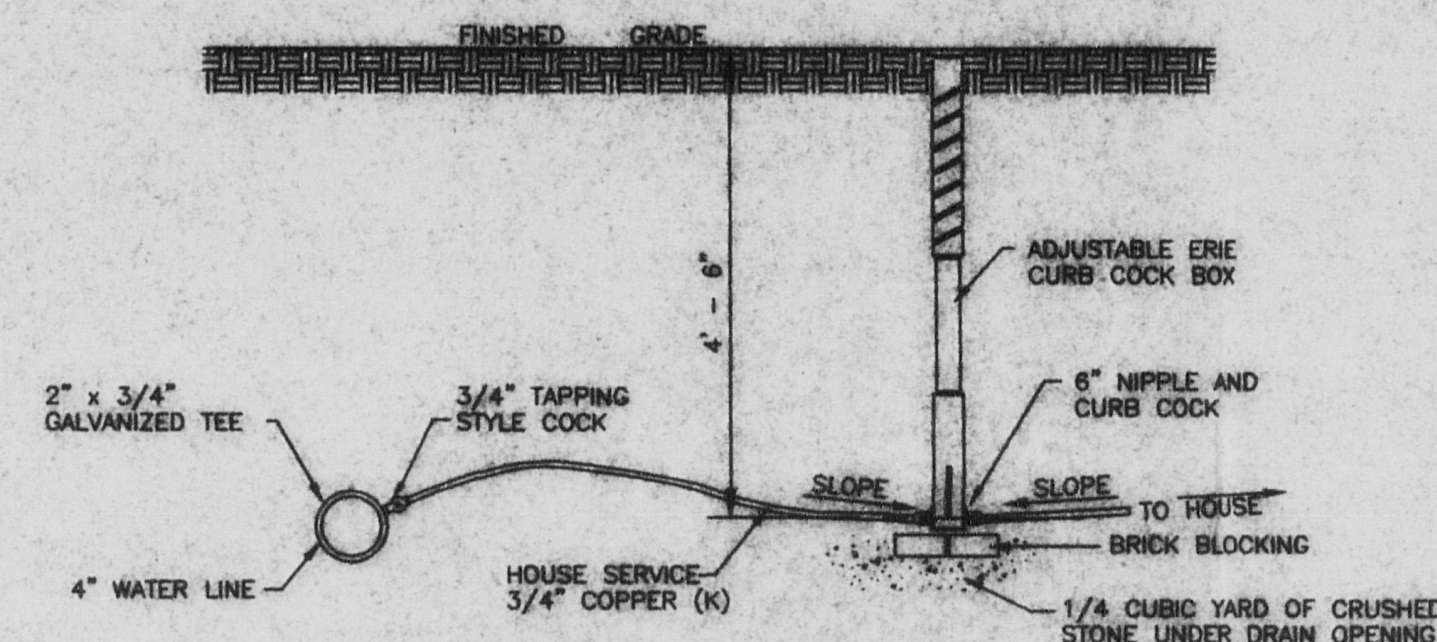
PUMP STATION SIZING

1 DAY STORAGE = 560 GALLONS
 3' RADIUS MH⁽²⁾ (X) 3.14 (X) 2.75' DEEP (X) 7.48 GAL/CU.FT. =
 581 GALLONS OF STORAGE PROVIDED
 PROVIDE 1.5 FT. FROM BOTTOM OF MH. TO OFF SWITCH
 PROVIDE 3.75 FT. FOR 1 DAY STORAGE
 PROVIDE 2 FT. FOR INVERT TO GRADE
 MINIMUM MH DEPTH IS TO BE 7.25 FT.



DRIVEWAY CONSTRUCTION SPECIFICATIONS

nts



WATER SERVICE DETAIL

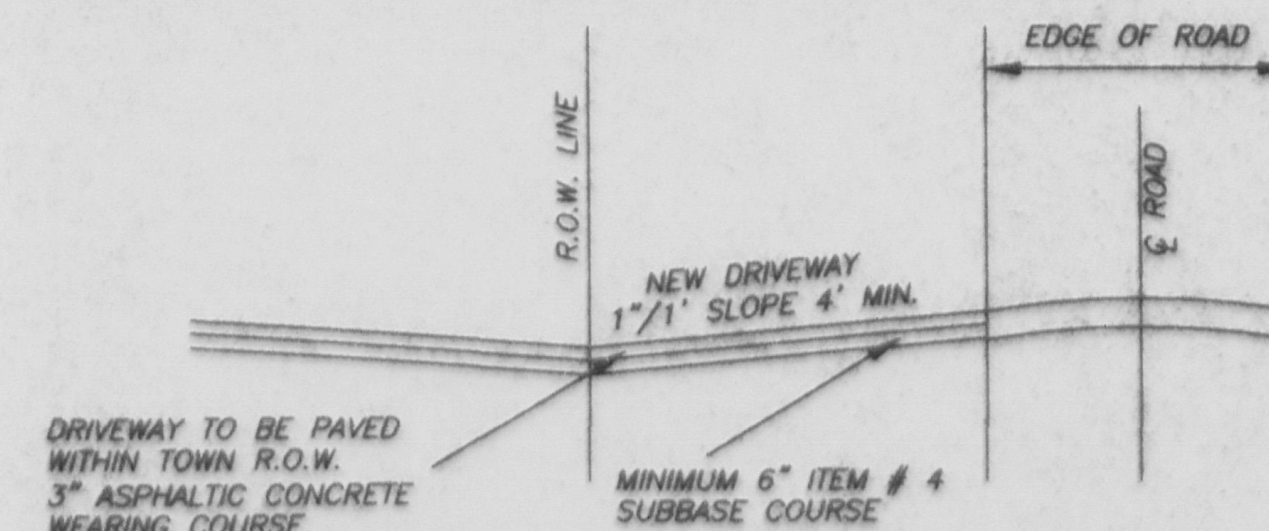
N.T.S.

WATER LINE INSTALLATION NOTES AS PER THE BEAVER DAM LAKE WATER CORPORATION

1. THE NEW 2" WATER LINE IS TO BE GALVANIZED PIPE.
2. A 2" "CURB COCK" STYLE BRANCH MAIN VALVE MUST BE INSTALLED.
3. 2" X 3/4" GALVANIZED TEES MUST BE USED FOR ALL HOUSE SERVICE CONNECTIONS.
4. A 3/4" "TAPPING" STYLE COCK SHALL BE INSERTED IN THE TEE, THEN A 6" NIPPLE AND A CURB COCK WITH EXTENSION AND AN ERIE CURB COCK BOX SHALL BE INSTALLED FOR EACH HOUSE SERVICE CONNECTION ALONG THE WAY. THE EXISTING HOMES ALONG THE LINE MUST BE RECONNECTED TO THE 3/4" COCK.
5. THE TWO NEW HOUSES TO BE SERVICED MUST BE CONNECTED WITH THE 3/4" TYPE "K TUBING" INSTALLED TO THE HOUSES.
6. EACH NEW HOME TO HAVE 1 3/4" GATE OR BALL TYPE VALVE USING A FLARE CONNECTION WITHIN THE WALL.
7. THERE ARE TO BE NO SOLDER JOINTS UNDERGROUND, ONLY WATER WORKS TYPE CONNECTIONS - SCREW, FLARE, RUBBER COMPRESSION.
8. ALL WORK MUST BE INSPECTED AT CRITICAL INTERVALS BY THE BULK OPERATING SUPERINTENDENT, AND HIS APPROVAL MUST BE RECEIVED BEFORE BACKFILLING.
9. THE BRANCH MAIN MUST BE SYSTEM PRESSURE TESTED AND SANITIZED WITH CHLORINE.
10. ALL PIPE DEPTH MUST BE 48" WITH 12" OF GRAVEL UNDER THE PIPE AND 6" ABOVE. TONING TAPE MUST BE INSTALLED 12" ABOVE MAIN.

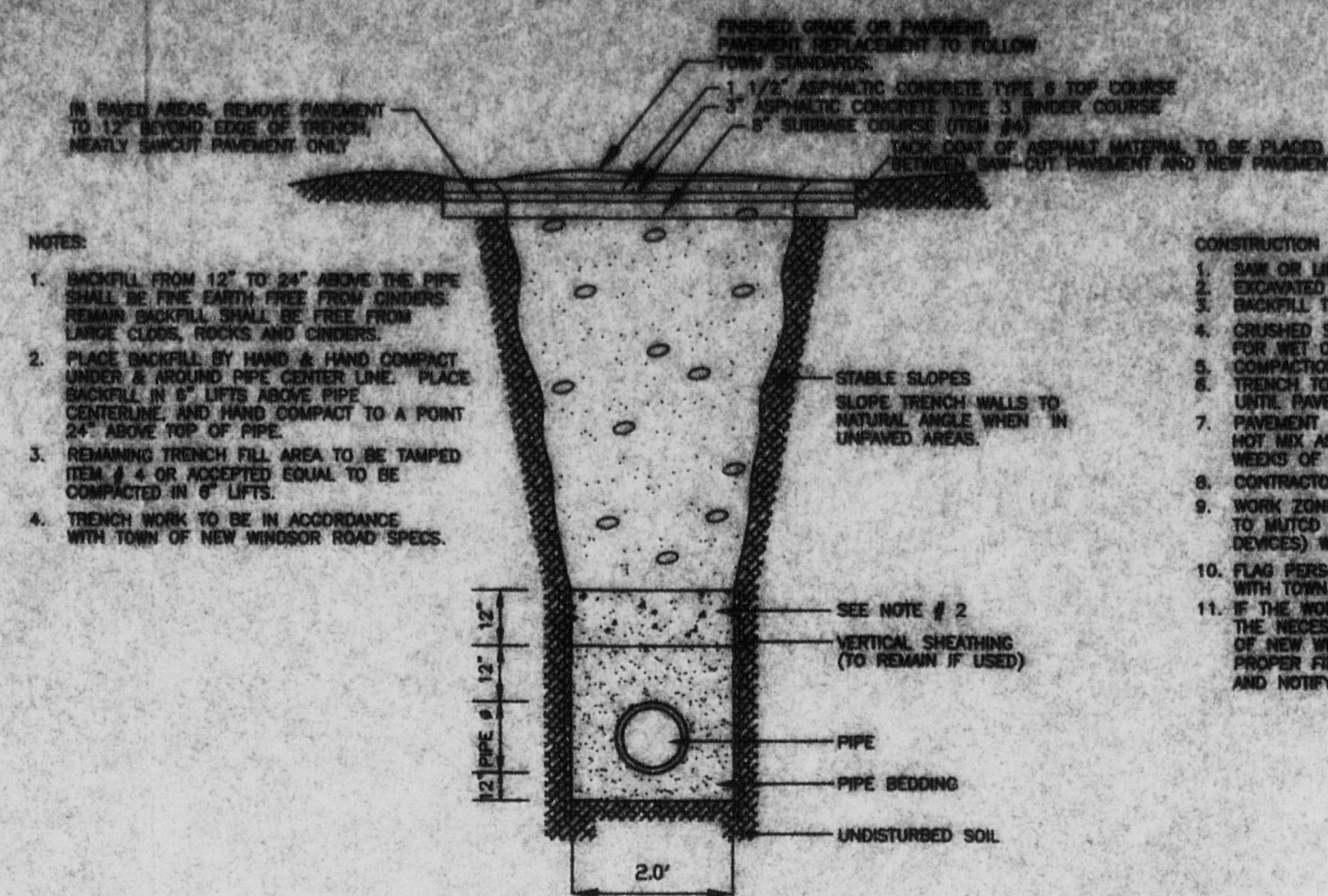
NOTES:

1. ACCESS FROM DRIVEWAY TO TOWN ROADWAY WILL HAVE ACCEPTABLE SIGHT DISTANCE IN BOTH DIRECTIONS AS APPROVED BY THE TOWN OF NEW WINDSOR SUPERINTENDENT OF HIGHWAYS.
2. CENTERLINE OF DRIVEWAY SHALL BE PERPENDICULAR TO TOWN ROADWAY AND A MINIMUM OF 15 FEET FROM PROPERTY LINE.
3. PAVED AREA: A. SHALL EXTEND FROM THE EDGE OF PAVEMENT TO TOWN RIGHT OF WAY LINE, A MINIMUM OF 10 FEET. B. MINIMUM WIDTH AT TOWN ROADWAY EDGE OF PAVEMENT SHALL BE 20 FEET, TAPERING TO A MINIMUM OF 10 FEET WIDE AT 10 FOOT DEPTH. C. PAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 8% (1'/1') AWAY FROM TOWN ROADWAY FOR A MINIMUM DISTANCE OF 4 FEET. GRADING SHALL BE TO THE SATISFACTION OF THE TOWN SUPERINTENDENT OF HIGHWAYS AND THE TOWN ENGINEER PRIOR TO SURFACING SUCH DRIVEWAYS.
4. PAVEMENT APPLICATION: 3" MINIMUM ASPHALTIC CONCRETE WEARING COURSE 6" MINIMUM ITEM # 4 SUBBASE COURSE
5. WHERE REQUIRED BY THE TOWN SUPERINTENDENT OF HIGHWAYS, A CULVERT PIPE SHALL BE PROVIDED AT THE DRIVEWAY, WITH PIPE SIZE AND MATERIAL TO BE AS ACCEPTABLE TO THE SUPERINTENDENT. PIPE SIZE SHALL NOT BE LESS THAN 15" IN DIAMETER.



TYPICAL DRIVEWAY PROFILE

nts

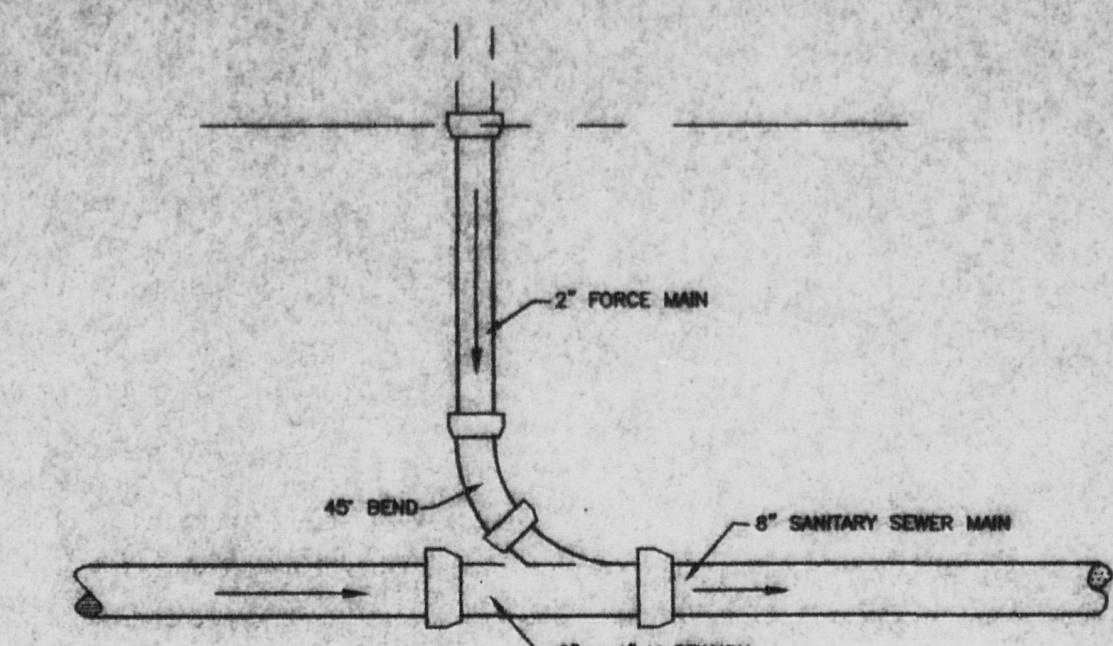


SEWER & WATER TRENCH DETAIL

N.T.S.

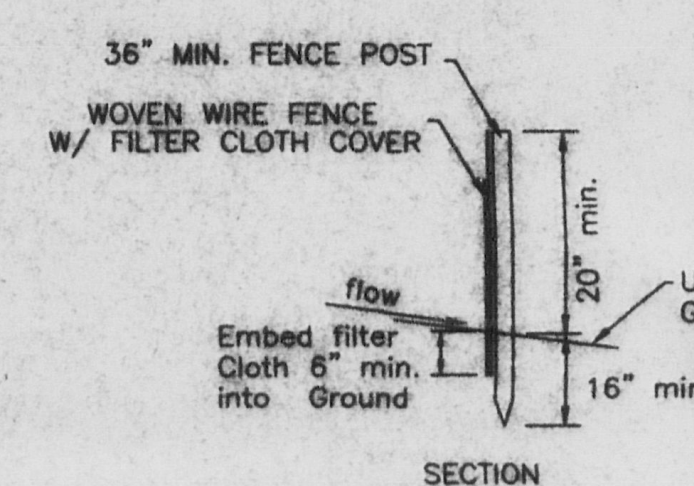
CONSTRUCTION NOTES:

1. BANK OR LINE CUT PAVEMENT FOR TRENCH EXCAVATED MATERIAL TO BE REMOVED FROM JOB SITE.
2. BACKFILL TO BE ITEM # 4.
3. COARSEST STONE MAY BE USED IN BOTTOM OF TRENCH FOR SET CONCREDES.
4. CONSTRUCTION TO BE IN 6" LIFTS.
5. TRENCH TO BE MAINTAINED FOR SETTLEMENT IF HEADED UNTIL PAVEMENT PLACEMENT.
6. PAVEMENT REPLACEMENT - MINIMUM OF 5 INCHES OF HOT NO. ASPHALT CONCRETE AND PLACED WITHIN TWO WEEKS OF INITIAL OPENING OF TRENCH.
7. CONTRACTOR IS RESPONSIBLE FOR ANY SETTLEMENT TO INITIAL MANUAL OF UNIFORM TRAFFIC CONTROL, DEVISED HIGH ZONE SECTION.
8. FLAG PERSON WILL BE USED TO CONTROL TRAFFIC IF NECESSARY WITH TOWN OF NEW WINDSOR ROAD SPECS.
9. IF THE WORK NECESSITATES A ROAD CLOSURE TO TRAFFIC, THE NECESSARY SIGNS ARE TO BE POSTED, AND THE TOWN OF NEW WINDSOR POLICE NOTIFIED. THEY MAY NOTIFY THE PROPER FIRE AND AMBULANCE AGENCY OF THE ROAD CLOSURE, AND NOTIFY THEM WHEN THE ROAD IS REOPENED.

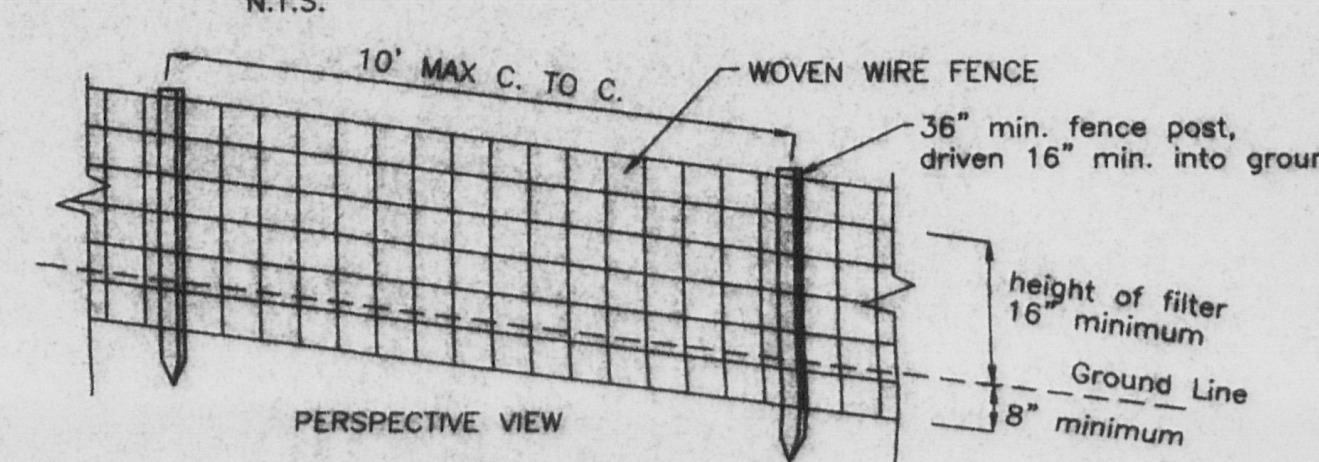


SEWER LATERAL PLAN

N.T.S.



SECTION



PERSPECTIVE VIEW

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POST: Steel either "I" or "U" type or 2" hardwood
 FENCE: woven wire, 14 1/2 Ga. 6" max. mesh opening
 FILTER CLOTH: filter X, Mirafi 100X, Stablika T140N or approved equal
 PREFABRICATED UNIT: Geotab, Envirolence, or approved equal.

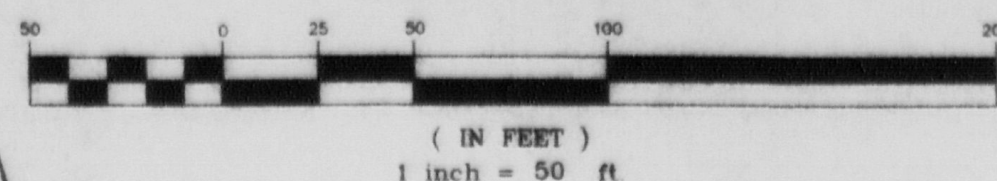
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

By: *James Petro, Jr., Chairman*
 By: *James Bresnan, Secretary*

SHEET 2 OF 2 IS INVALID AND INCOMPLETE, AND CAN NOT BE FILED WITHOUT SHEET 1 OF 2

VICTOR H. ERIKSON N.Y.S. P.E., L.S. 2856 N.Y.S. ROUTE 302 MIDDLETOWN, NEW YORK 10941 PHONE #: (845) 361 - 5421 FAX #: (845) 361 - 5229	
REVISED: MAY 17, 2001 - ENGINEER'S COMMENTS	
DANIEL P. YANOSH N.Y.S. L.S. 2194 N.Y.S. ROUTE 302 P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE #: (845) 361 - 4700 FAX #: (845) 361 - 4722	
DETAILS	
LANDS OF: HIGHVIEW ESTATES OF ORANGE COUNTY LINDEN AVENUE, TOWN OF NEW WINDSOR COUNTY OF ORANGE, STATE OF NEW YORK	
DRAWN BY: D.P.Y.	CHECKED BY: V.H.E.
SCALE: AS NOTED	DATE: 04-04-01
JOB#: 2000-118	

GRAPHIC SCALE



F.M. LOT NO. 1
S.52 - B.4 - L.1
N/F KOPCZUK
L.5399 P.204

F.M. LOT NO. 2
S.52 - B.4 - L.2
N/F DZBYNSKI
L.5108 P.255

F.M. LOT NO. 28
S.52 - B.3 - L.7
N/F MEDORA
L.5272 P.247

F.M. LOT NO. 4
S.52 - B.4 - L.4
N/F RICKETTS & BLAKE
L.4573 P.76

S.52 - B.1 - L.30.1
N/F HANAULT
L.2518 P.4

NOTES

- TOTAL NUMBER OF LOTS = 2.
- SURVEY & TOPOGRAPHY BASED ON U.S.G.S. DATUM AND FIELD RUN.
- LOTS TO BE SERVED BY ON SITE INDIVIDUAL PRIVATELY OWNED DRILLED WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- THE LOTS SHOWN ON THIS PLAN SHALL NOT BE FURTHER SUBDIVIDED WITHOUT REVIEW AND APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT.
- THE DESIGN AND LOCATION OF THE WELLS AND SEPTIC SYSTEMS SHOWN ON THIS PLAN SHALL NOT BE CHANGED.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 200' OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLAN.
- THERE SHALL BE NO REGRADING ALLOWED IN THE ABSORPTION FIELD AREA.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE TILE FIELD AREA EXCEPT DURING THE ACTUAL CONSTRUCTION OF THE FIELD. NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE ALLOWED IN THE TILE FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE SANITARY FACILITIES (WELL, ANY WATER TREATMENT FACILITIES AND SEWAGE DISPOSAL FACILITIES) SHALL BE INSPECTED AT TIME OF CONSTRUCTION BY A N.Y.S. LICENCED PROFESSIONAL ENGINEER WHO SHALL SUPPLY A WRITTEN CERTIFICATION TO THE ORANGE COUNTY HEALTH DEPT. AND TO THE LOCAL CODE ENFORCEMENT OFFICER STATING THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATERTIGHTNESS.
- NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE CONSTRUCTED OVER ANY PORTION OF THE TILE FIELD.
- THE SEPTIC SYSTEMS SHOWN ON THIS PLAN HAVE NOT BEEN DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS OR WATER CONDITIONERS. THESE ITEMS SHALL NOT BE CONNECTED TO THE SEPTIC SYSTEMS SHOWN ON THIS PLAN UNLESS THE SEPTIC SYSTEMS HAVE BEEN REDESIGNED TO ACCOMMODATE THEM.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK OR ANY PUMPING OR DOSING CHAMBER TO THE HOUSE ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS BUILT PLAN OF ANY EXISTING SANITARY FACILITIES.
- INDIVIDUAL WELLS AND SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE.
- APPROVAL OF THIS PLAN BY THE ORANGE COUNTY HEALTH DEPARTMENT IS LIMITED TO FIVE YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY HEALTH DEPARTMENT BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.



VICINITY MAP SCALE: 1" = 1,000'

ZONING DATA

DISTRICT: R-1	REQUIRED	PROVIDED
	LOT NO. 1	LOT NO. 2
MIN. LOT AREA	= 43,560 SQ. FT.	2,464 AC.
MIN. LOT WIDTH	= 125 FT.	129.16'
MIN. FRONT YARD	= 45 FT.	62.68'
MIN. SIDE YARD	= 20' / 40'	27.75' / 64.36'
MIN. REAR YARD	= 50'	322.74'
MIN. LOT FRONTAGE	= 70'	70.10'
MIN. LIVABLE AREA	= 1200 S.F.	1800 S.F.
MAX. BUILDING HEIGHT	= 35'	35'
MAX. DEV. COVERAGE	= 10%	3.25%

TAX MAP NUMBER

SECTION 52
BLOCK 4
LOT 3

DEED REFERENCE

LIBER 2856 PAGE 30
LIBER 2909 PAGE 227

TOTAL TRACT AREA

249,021 S.F.
= 5.72± ACRES

RECORD OWNER & SUBDIVIDER

HIGHLAND OPERATING, LTD.
PO BOX 479
WASHINGTONVILLE, NY 10992

MAP REFERENCE

LOT NO.3 ON A MAP ENTITLED "PHASE IV & V, SUBDIVISION FOR BLOOMING GROVE OPERATING CO.", TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK. FILED IN THE O.C.C.O. AS MAP NO. 210-99 ON 9-14-99.

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the office of the County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

ASSISTANT COMMISSIONER

[Signature]

PA2001-0190

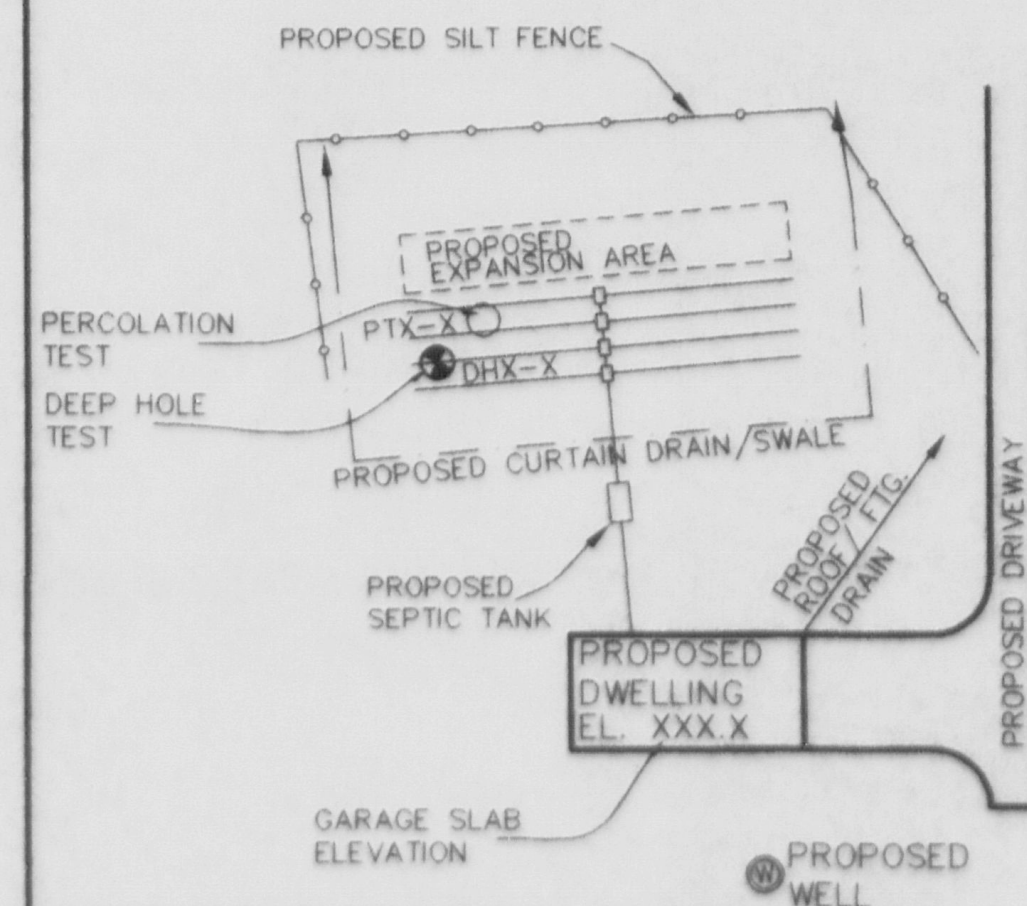
TOWN OF NEW WINDSOR APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUL 16 2002

By: *[Signature]*
James Petros, Jr., Chairman
By: *[Signature]*
James Brennan, Secretary

LEGEND



TOWN APPROVAL BOX

THIS SHEET 1 OF 2 IS INVALID / INCOMPLETE WITHOUT THE REMAINING 1 SHEET OF THIS 2 SHEET SET.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON 11-01-00



REVISIONS:

- OCTOBER 23, 2001
- FEBRUARY 5, 2002
- APRIL 17, 2002

SHEET NO. 1 OF 2

SCALE: 1" = 50'

DATE: MARCH 13, 2001

JOB NO. 21019
DWG. 2119SUB

DRAWN BY: J.F.

RE-SUBDIVISION
LOT NO. 3 PHASE IV & V
BLOOMING GROVE OPERATING CO.

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

148 ROUTE 17M

HARRIMAN, NEW YORK 10926

PHONE: (914) 782-7976 FAX: (914) 782-3148 E-MAIL: zimeng@frontiernet.net

FILED MAP NO.:

DATE:

SEPTIC SYSTEM DESIGN DATA TABLE

LOT NO.	PERCOLATION RATES (MINUTES/INCH)						DESIGN RATE (MIN./IN.)	NUMBER OF BEDROOMS	SEPTIC TANK SIZE (GAL.)	REQUIRED FIELD SIZE (L.F.)	DESIGN PROVIDED # LINES X LENGTH=L.F. CDR=CURTAIN DRAIN REQ'D
	3	41	1	2	4	5					
1			5	7		15	1:40	3	1,000	244	8 X 31 = 248
2	12	18			18:43		16-20	3	1,000	279	EXISTING SEPTIC SYSTEM 6 X 50 = 300 (AS BUILT)

PERCOLATION TESTS A & B ON LOT NO. 2 WERE PERFORMED IN OCTOBER 1991
 PERCOLATION TESTS 1 & 2 ON LOT NO. 1 WERE PERFORMED ON AUGUST 9, 2001
 PERCOLATION TESTS SERIES 4 WAS PERFORMED ON FEBRUARY 1, 2002 AND WITNESSED BY THE OCHD.
 PERCOLATION TESTS SERIES 5 ON LOT NO. 1 WAS PERFORMED ON APRIL 17, 2002 AND WITNESSED BY THE OCHD.

DEEP HOLE TEST DATA AS SHOWN ON F.M. NO. 210-99 (TO BE USED FOR PROPOSED LOT NO. 2)

DEEP HOLE TEST LOG NO. 3							DEEP HOLE TEST LOG NO. 41						
DATE: 10-26-91							DATE: 7-23-92						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	10"	TOPSOIL	GRANULAR	NONE	DARK BROWN	SLIGHTLY MOIST	0	12"	TOPSOIL	GRANULAR	NONE	DARK BROWN	SLIGHTLY MOIST
10"	108"	LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	SLIGHTLY MOIST	12"	24"	SILT LOAM W/ GRAVEL	GRANULAR FINE	NONE	LIGHT BROWN	DRY
							24"	96"	LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	SLIGHTLY MOIST

NOTES:
 NO GROUNDWATER SEEPAGE ENCOUNTERED
 NO BEDROCK ENCOUNTERED
 WOODED AREA W/ STEEP SLOPES

DEEP HOLE TEST LOG NO. 3-C						DATE: 5-11-94					
DEPTH		SOIL DESCRIPTION									
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE					
0	9"	TOPSOIL	GRANULAR	NONE	DARK BROWN	SLIGHTLY MOIST					
9"	30"	SILT LOAM W/ CLAY	GRANULAR FINE	NONE	LIGHT BROWN	SLIGHTLY MOIST					
30"	84"	SANDY SILT LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	SLIGHTLY MOIST					

NOTES:
 NO GROUNDWATER SEEPAGE ENCOUNTERED
 NO BEDROCK ENCOUNTERED
 DEEP HOLE TEST WITNESSED BY O.C.H.D.

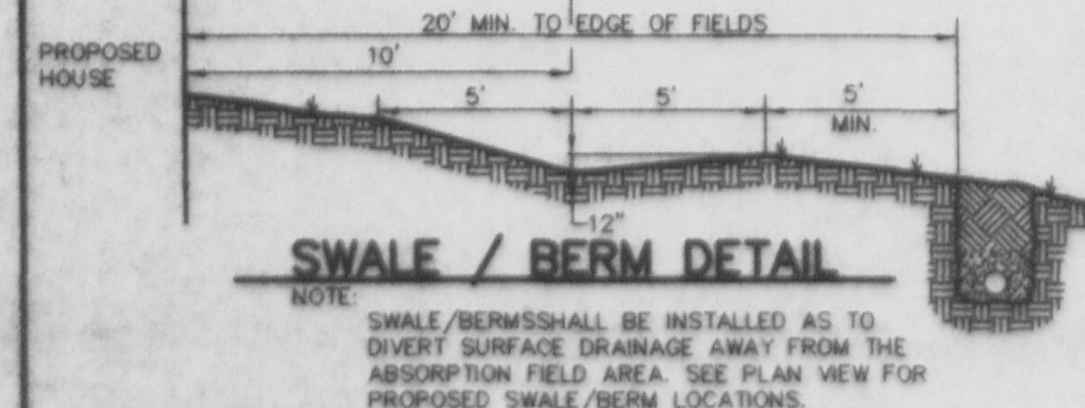
DEEP HOLE TEST DATA

DEEP HOLE TEST LOG NO. 1-1						DATE: 8-09-01		(LOT NO. 1)		DEEP HOLE TEST LOG NO. 1-2						DATE: 8-09-01		(LOT NO. 2)					
DEPTH		SOIL DESCRIPTION						DEPTH		SOIL DESCRIPTION													
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE										
0	3"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	4"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY										
3"	8'-0"	LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY TO SLIGHTLY MOIST	4"	8'-4"	LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY TO SLIGHTLY MOIST										
NOTES:						NO GROUNDWATER SEEPAGE ENCOUNTERED NO BEDROCK ENCOUNTERED						NOTES:						NO GROUNDWATER SEEPAGE ENCOUNTERED NO BEDROCK ENCOUNTERED					

NOTES:
 NO GROUNDWATER SEEPAGE ENCOUNTERED
 NO BEDROCK ENCOUNTERED
 WITNESSED BY THE OCHD

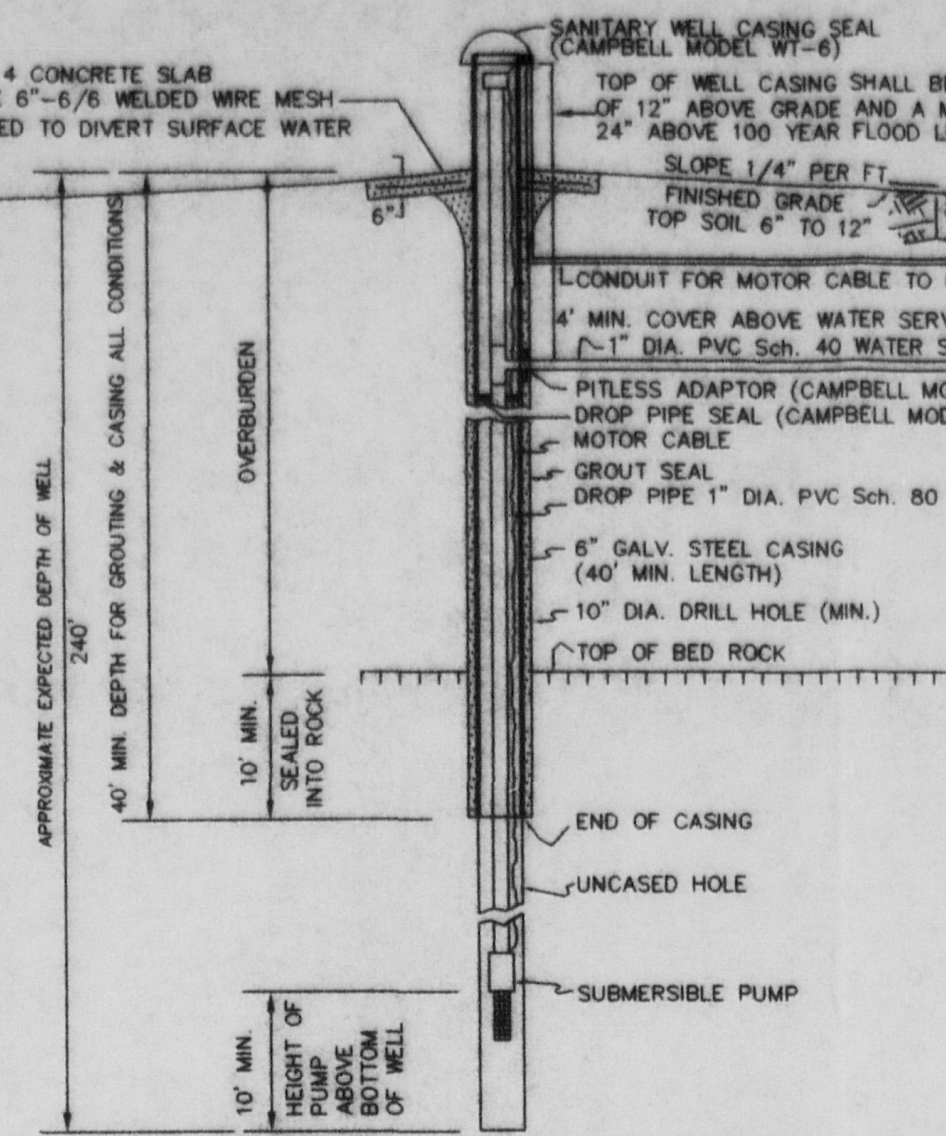
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTILING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTILING	COLOR	MOISTURE
0	32"	SILT W/ GRAVEL & COBBLES	GRANULAR	NONE	DARK BROWN	DRY	0	36"	SILT W/ GRAVEL & COBBLES	GRANULAR	NONE	DARK BROWN	DRY
32"	60"	SILT W/ GRAVEL COBBLES & SOME CLAY	GRANULAR	NONE	BROWN	DRY TO SLIGHTLY MOIST	36"	68"	SILT W/ GRAVEL COBBLES & SOME CLAY	GRANULAR	NONE	BROWN	DRY TO SLIGHTLY MOIST
60"	96"	SILT W/ SAND					68"	96"	SILT W/ GRAVEL				
NOTES: NO GROUNDWATER SEEPAGE ENCOUNTERED NO BEDROCK ENCOUNTERED WITNESSSED BY THE OCHD							NOTES: NO GROUNDWATER SEEPAGE ENCOUNTERED NO BEDROCK ENCOUNTERED WITNESSSED BY THE OCHD						

NOTES:
 NO GROUNDWATER SEEPAGE ENCOUNTERED
 NO BEDROCK ENCOUNTERED
 WITNESSED BY THE OCHD



TOWN APPROVAL BOX

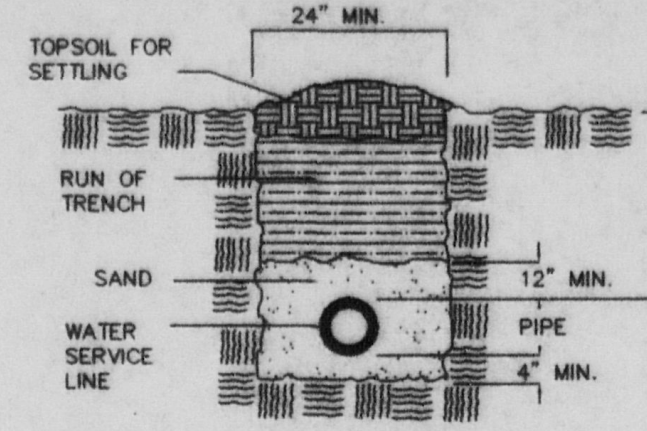
THIS SHEET 2 OF 2 IS INVALID / INCOMPLETE WITHOUT THE REMAINING 1 SHEET OF THIS 2 SHEET SET.



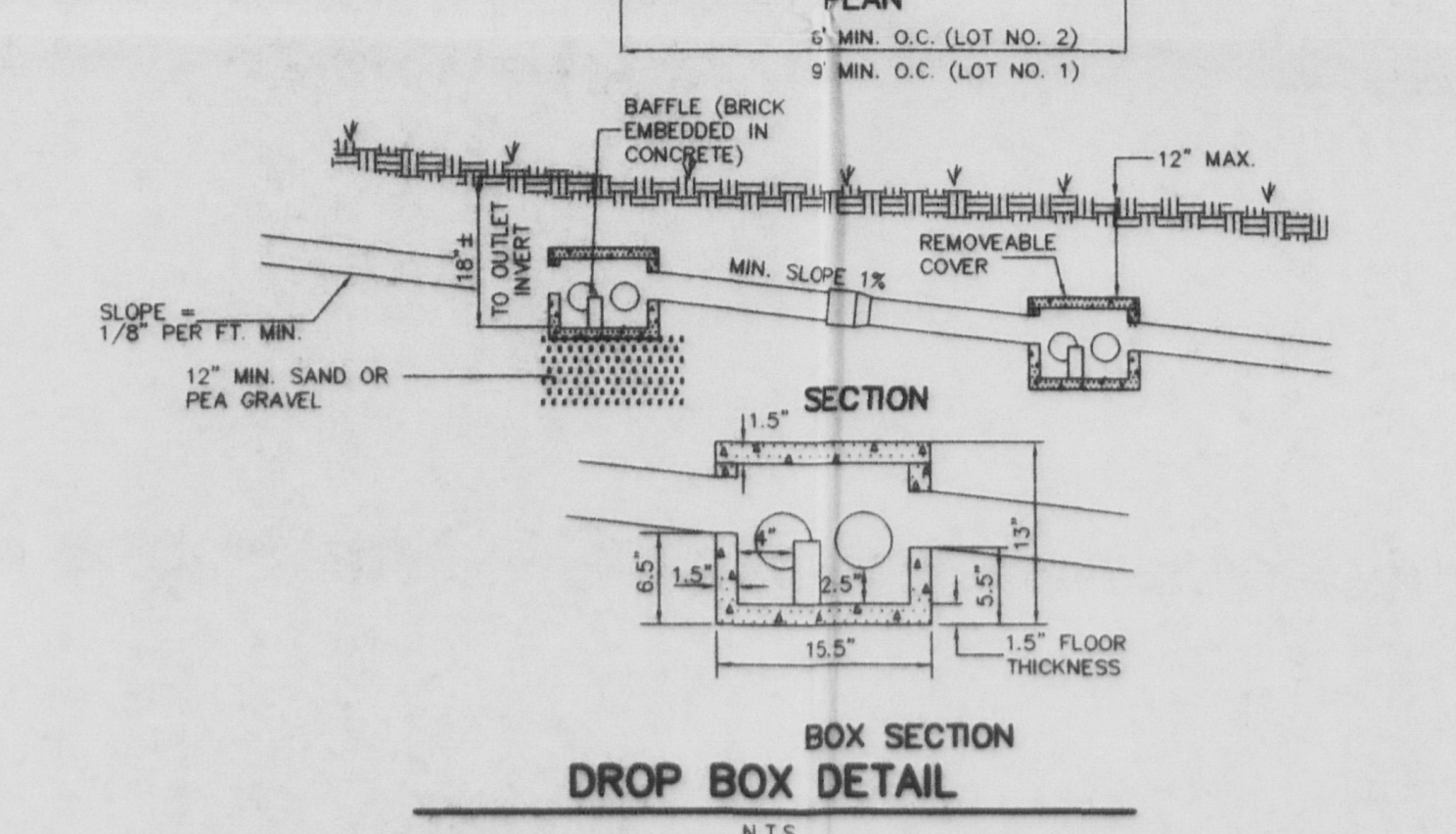
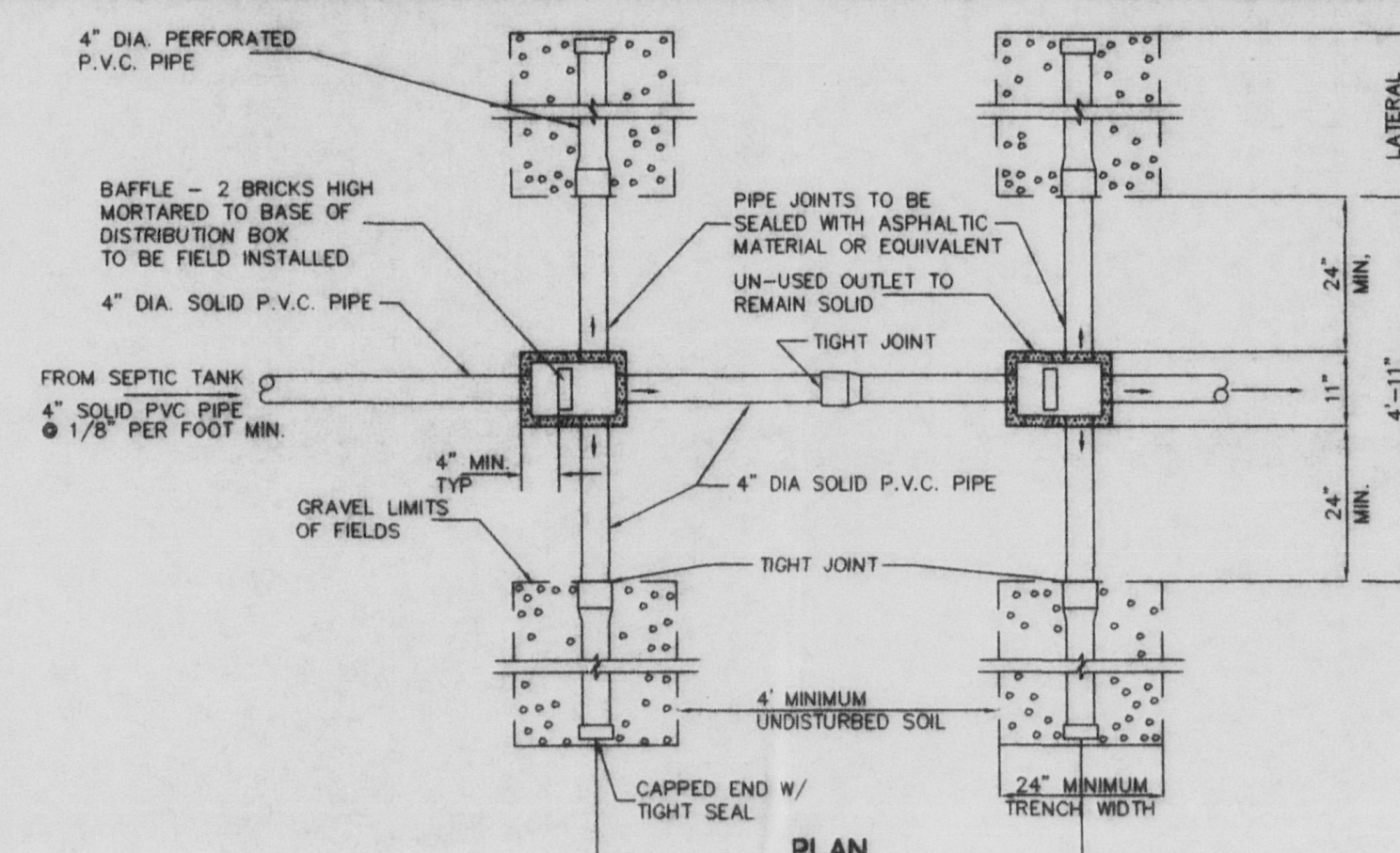
WELL DETAIL-TYPICAL

WELL NOTES

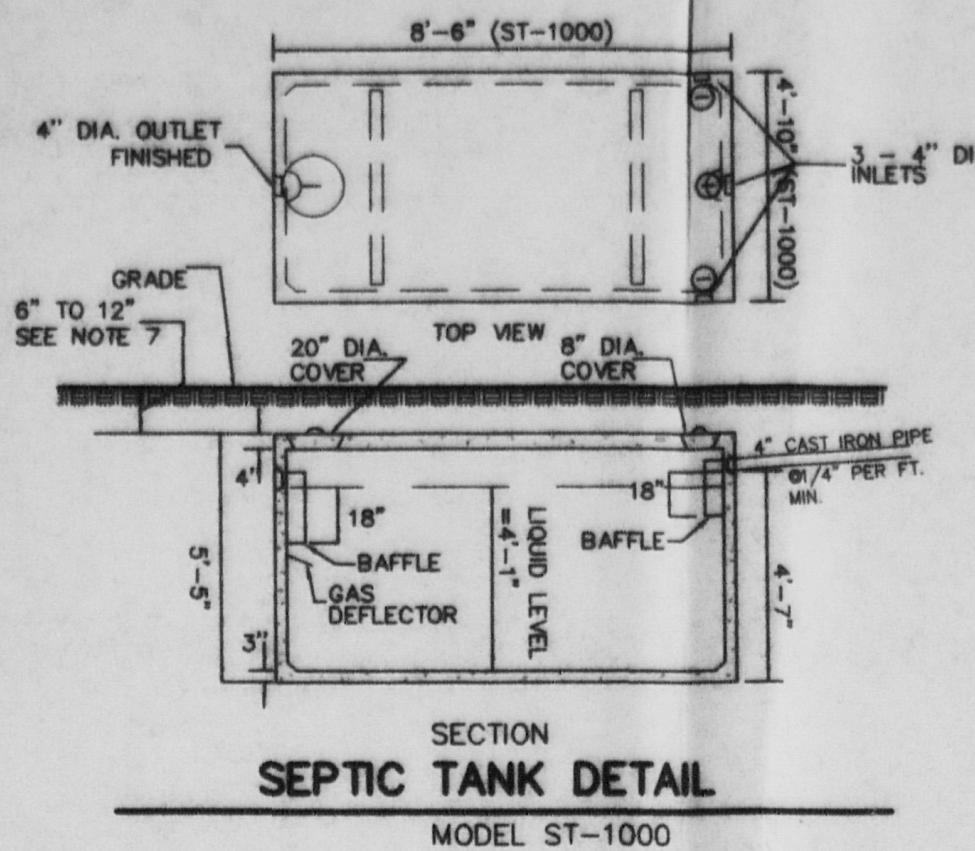
- 1) PUMP SETTING TO BE ESTABLISHED IN FIELD MIN. YIELD TO BE 5 G.P.M. (STABILIZED RATE)
- 2) GROUTING AROUND PIPE CASING SHALL EXTEND AT LEAST 40' BELOW GRADE AND SHALL BE NEAT CEMENT GROUT. GROUT SHALL BE PLACED UPWARD FROM THE BOTTOM AS ONE CONTINUOUS MASS. MIX: 1 BAG CEMENT (94 LB.) & 5 TO 6 GAL. WATER.
- 3) STEEL CASING: 6" DIA. (IN ACCORDANCE WITH A.W.W.A. STANDARD A100-MOST CURRENT EDITION) DRILL HOLE 10" DIA. THE MINIMUM CASING DEPTH SHALL BE THROUGH THE OVERBURDEN AND AT LEAST 10' INTO BED ROCK. CASING SHALL BE GROUTED INTO FIRM BED ROCK. UNDER NO CONDITION SHOULD CASING AND GROUTING EXTEND LESS THAN 40' DEEP.
- 4) USE OF TEMPORARY OUTSIDE CASING MAY BE NECESSARY TO PERMIT GROUTING WHERE CAVING IN IS ENCOUNTERED.
- 5) EXPECTED SOIL STRATA (REFERENCE ONLY)



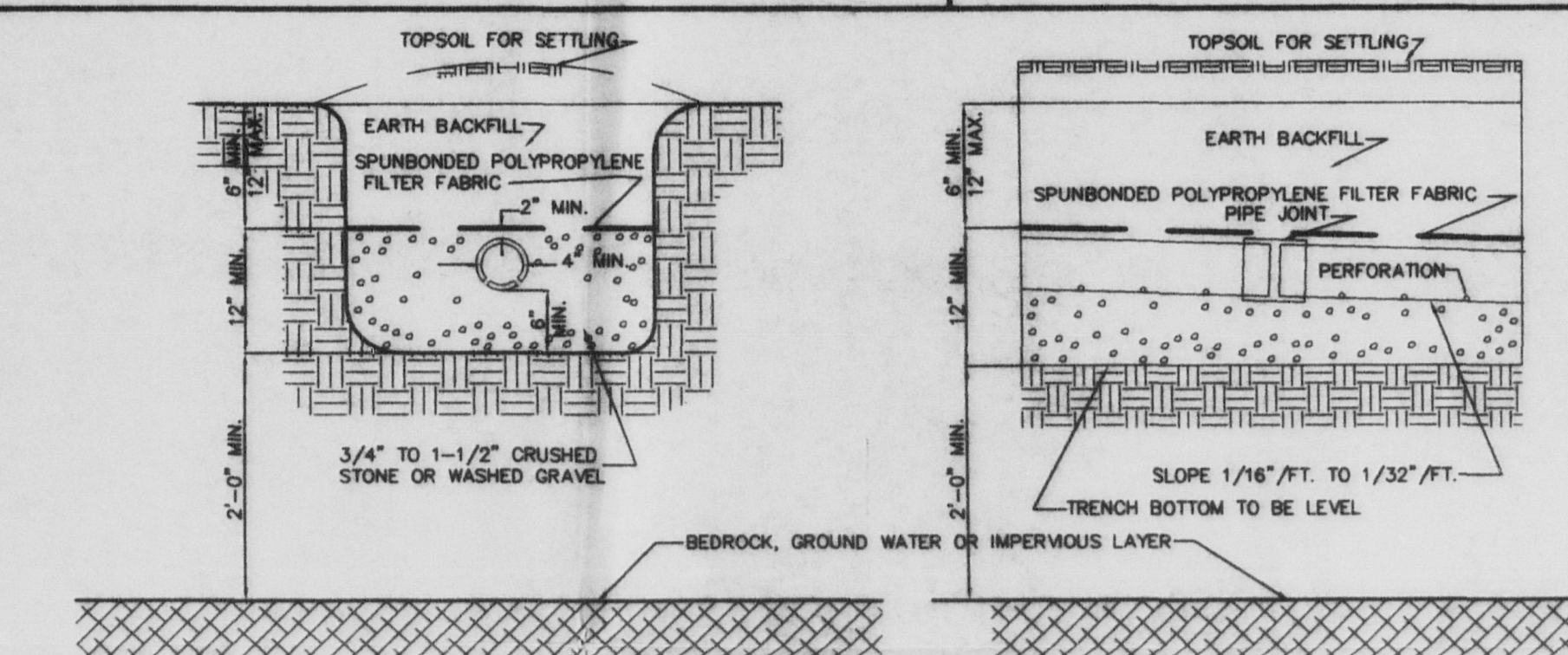
WATER LINE TRENCH DETAIL



- DROP BOX NOTES:
1. MAXIMUM LENGTH OF LATERAL = 60'
 2. USE DISTRIBUTION BOX MODEL DB-60B MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR AN APPROVED EQUAL
 3. LATERAL LENGTHS CALLED FOR IN THE SEPTIC DESIGN DATA TABLE REFER TO THE NET LENGTH OF PERFORATED PIPE AND SPECIFICALLY EXCLUDE THE DISTANCE OCCUPIED BY THE DROP BOX (11") AND SOLID PIPES (24" MIN. EACH)

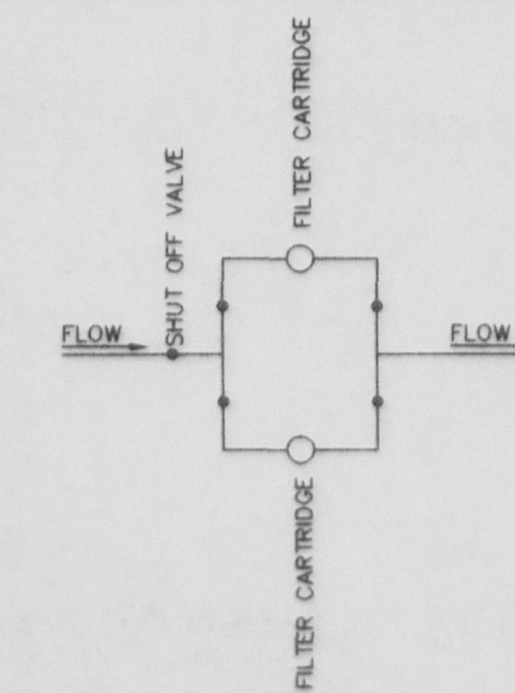


- SEPTIC TANK NOTES:
1. USE SEPTIC TANKS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC. OR APPROVED EQUAL (MODEL NO. ST-1000)
 2. MINIMUM CONCRETE STRENGTH - 4,000 P.S.I. AT 28 DAYS.
 3. STEEL REINFORCEMENT - 6" X 6" X 10 GA. WELDED WIRE MESH.
 4. CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASED CEMENT.
 5. PIPE CONNECTION - "POLY-LOC" SEAL
 6. BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
 7. TOP OF SEPTIC TANK SHALL BE 12" MAX BELOW FINISHED GRADE.
 8. BAFFLE AT END INLET MAY BE RELOCATED TO SIDE INLETS AS NECESSARY.



ABSORPTION TRENCH DETAIL

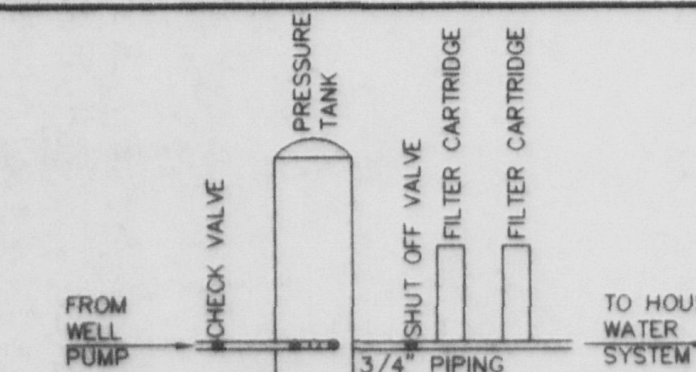
- ABSORPTION TRENCH NOTES:
1. DO NOT INSTALL TRENCHES IN WET SOIL.
 2. RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
 3. THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
 4. MAXIMUM LENGTH OF LATERALS = 60'



MANIFOLD CONNECTION DETAIL FOR FILTERS IN PARALLEL

WATER CONDITIONING EQUIPMENT DETAIL

1. THE WELL SHALL BE TESTED FOR COLOR. IF ELEVATED LEVELS OF COLOR ARE FOUND THE DESIGN FOR THE WATER TREATMENT SHALL BE INSTALLED AT THE HOMEOWNER'S OPTION.
2. THE FILTER CARTRIDGES SHALL BE AMETEK MODEL NO. CP-5 (5 MICRON) WITH A FLOW RATE OF 8 G.P.M. AS SUPPLIED BY LINDSAY WATER CONDITIONING OF NEWBURGH, NY.



ORANGE COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 By direction of the State Commissioner of Health
 these plans are hereby approved pursuant to the
 Public Health Law. See first sheet for date and
 signature.

DETAILS

RE-SUBDIVISION
 LOT NO. 3 PHASE IV & V
 BLOOMING GROVE OPERATING CO.
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

SHEET NO. 2 OF 2
 SCALE: AS NOTED
 DATE: AUGUST 7, 2001
 JOB NO. 21019 DRAWN BY: J.F.

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
 148 ROUTE 17M
 HARRIMAN, NEW YORK 10926
 PHONE: (845) 782-7978 FAX: (845) 782-3148 E-MAIL: zimeng@frontiernet.net

FILED MAP NO.:

DATE:

REVISIONS:
 1. OCTOBER 23, 2001
 2. FEBRUARY 05, 2002
 3. APRIL 17, 2002

GERALD ZIMMERMAN P.E. LIC. NO. 47391
 P.L.S. LIC. NO. 49410